

ORDINANCE NO. 20071213-090

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 503 WEST 27TH STREET IN THE WEST UNIVERSITY NEIGHBORHOOD PLAN AREA FROM MULTIFAMILY RESIDENCE MODERATE HIGH DENSITY-NEIGHBORHOOD PLAN (MF-4-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MODERATE HIGH DENSITY-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (MF-4-CO-NP) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from multifamily residence moderate high density-neighborhood plan (MF-4-NP) combining district to multifamily residence moderate high density-conditional overlay-neighborhood plan (MF-4-CO-NP) combining district on the property described in Zoning Case No. C14-2007-0195, on file at the Neighborhood Planning and Zoning Department, as follows:

A 1.085 acre tract of land, more or less, out of Outlot 62, Division D, City of Austin, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 503 West 27th Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

Development of the Property must comply with the site development standards of the MF-4 zoning district. The Property may not be developed under Chapter 25-2, Subchapter 3, Article 3, Division 9 (*University Neighborhood Overlay District Requirements*) of the City Code.

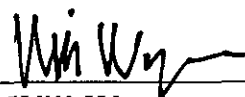
PART 3. Except as otherwise provided in this ordinance, the Property is subject to Ordinance No. 040826-57 that established the West University neighborhood plan combining district.

PART 4. This ordinance takes effect on December 24, 2007.

PASSED AND APPROVED

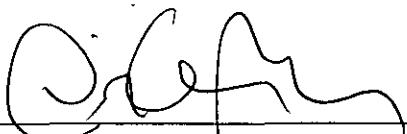
December 13, 2007

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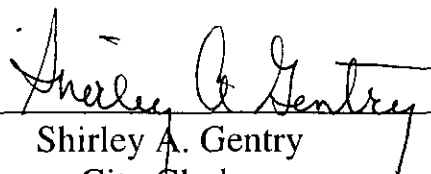
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

EXHIBIT "A"
METES AND BOUNDS DESCRIPTION

BEING PART OF OUTLOT 62, DIVISION D, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN A DEED TO "THETA ZETA HOUSE CORPORATION OF DELTA DELTA DELTA" (HEREINAFTER REFERRED TO AS "TZH"), RECORDED IN VOLUME 6184, PAGE 1510 OF THE TRAVIS COUNTY DEED RECORDS (TCDR) AND PART OF THAT TRACT OF LAND DESCRIBED IN A DEED TO DELTA DELTA DELTA (HEREINAFTER REFERRED TO AS "DDD"), RECORDED IN VOLUME 633, PAGE 331 OF THE (TCDR), SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron pipe found at the intersection of the south line of West 27th Street with the east line of Nueces Street, a point on the north line of said "DDD" property, for the northwest corner and PLACE OF BEGINNING hereof;

THENCE with the south line of West 27th Street, also the north line of said "DDD" property, S 83°59'35" E 196.97 feet to a ½" rebar found at the northeast corner of said property, also the northwest corner of the "College Houses" property described in Volume 7956, Page 486 of the TCDR, for the northeast corner hereof;

THENCE with the common line between "DDD" and College Houses, S 05°21'26" W at approximately 138.35 feet pass the southeast corner of said "DDD" tract, also the northeast corner of said "TZH" tract, and continuing with the same course for a total distance of 198.14 feet to a ½" rebar found at the northwest corner of the "Second Tract" described in Volume 633, Page 331, also an ell corner of said College Houses tract, for an angle point hereof;

THENCE with the common line between said College Houses tract and said "Second Tract", the following two courses:

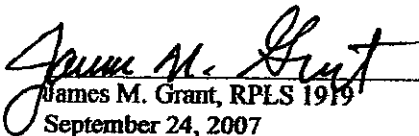
- 1) S 84°38'00" E 6.00 feet to a ½" rebar set;
- 2) S 05°22'29" W 39.05 feet to a ½" rebar set, for the southeast corner of said "Second Tract";

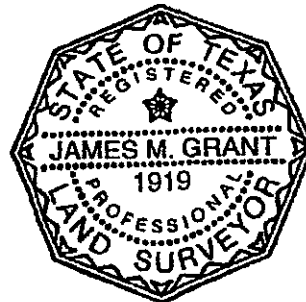
THENCE N 84°08'49" W, at 6.00 feet pass the common southerly corner between said "Second Tract" and said "TZH" tract, which point is also an ell corner of the College Houses tract and the northeast corner of the Aymond property described in Document No. 2001002763 of the Travis County Official Public Records, and continuing with the same course (common line between "TZH" and Aymond) for a total distance of 205.20 feet to a railroad spike found on the east line of Nueces Street, for the southwest corner hereof;

THENCE with the east line of Nueces Street, and crossing through said "TZH" and "DDD" tracts of land, N 05°54'00" E (bearing basis for this survey) 237.66 feet to the PLACE OF BEGINNING, and containing 1.085 acres of land, more or less.

NOTE: Rebars set are capped "Harris-Grant".

Surveyed by:
Harris-Grant Surveying, Inc.
1700 S. Lamar, Ste. 332
Austin, Texas 78704
(512) 444-1781


James M. Grant, RPLS 1919
September 24, 2007



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SKETCH TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR ZONING CHANGE

WEST 27TH STREET
(50' R.O.W.)

N

DEED NORTH
SCALE: 1" = 40'

S 83°59'35" E 196.97'
(S 84°29' E 198.07')

DELTA, DELTA, DELTA
V. 633, PG. 331

((S 05°22' W)
(S 05°42'00" W
S 05°21'26" W

COLLEGE HOUSES
V. 7956, PG. 486

NUECES STREET
(80' R.O.W.)

BEARING BASIS

(N 05°54' E 237.22')
N 05°54'00" E 237.66'

(137')

(100')

THETA ZETA HOUSE
CORPORATION OF DELTA DELTA
DELTA
V. 6184, PG. 150

((S 84°29' E))
((6.00'))

S 84°38'00" E
6.00'

(S 05°22' W 39.05')
(N 05°42' E 39.05')
S 05°22'29" W 39.05'

2ND TRACT
V.633, P.331

RAILROAD
SPIKE FOUND

CM

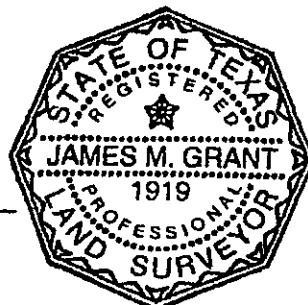
N 84°08'49" W 205.20'
(N 84°00' W 205.20')

GREGORY M. AYMOND
DOC. #2001002763

MAP SYMBOLS:

- 1/2" REBAR FOUND
- ⊙ 1/2" REBAR SET,
CAPPED "HARRIS GRANT"
- ⊙ IRON PIPE FOUND
- CM CONTROL MONUMENT
- () RECORD DATA FROM
PLAT 6184\1510
- (()) RECORD DATA FROM
PLAT 7956\486
- R.O.W. RIGHT-OF-WAY

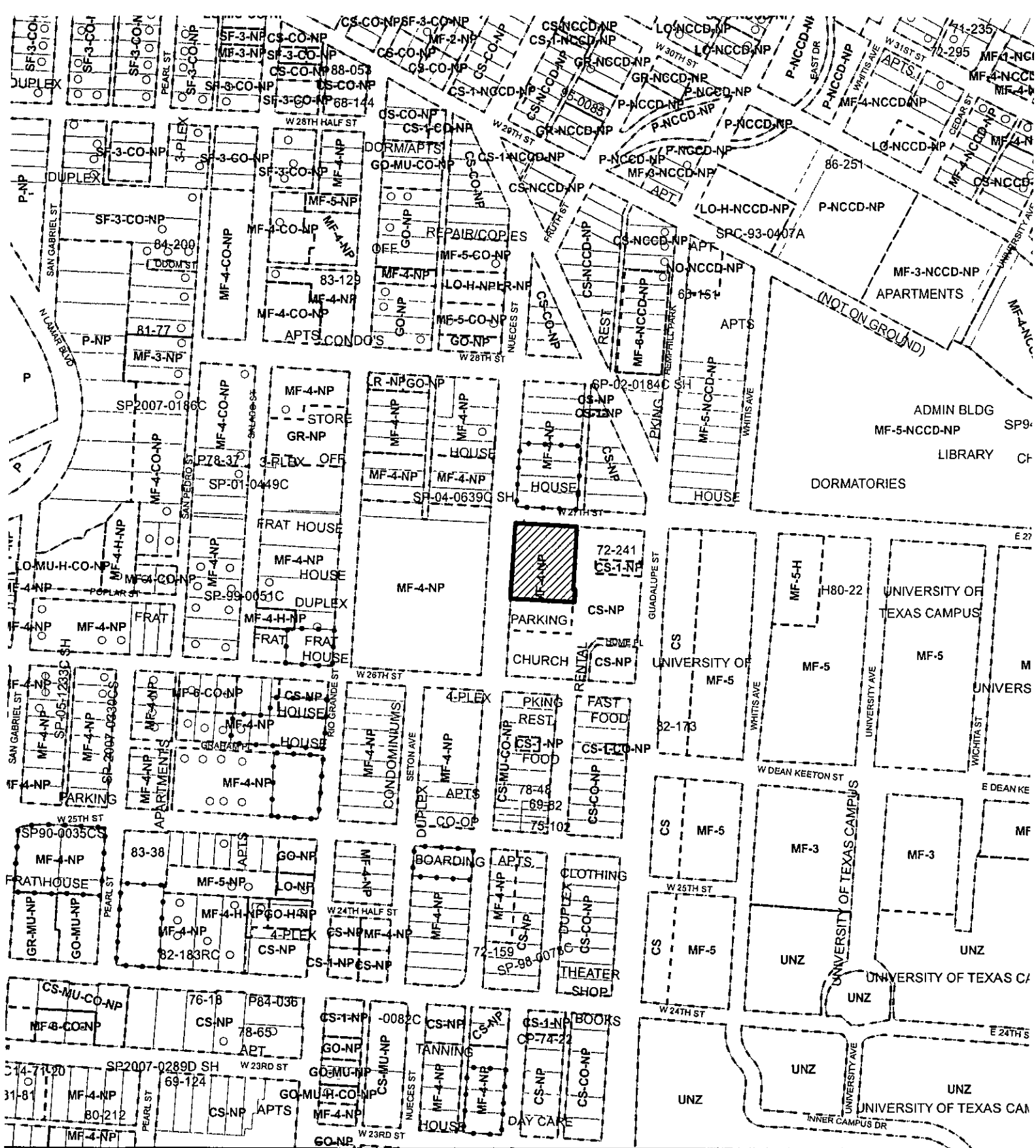
HARRIS-GRANT SURVEYING, INC.
1700 S. LAMAR, #332
AUSTIN, TEXAS 78704
(512)444-1781



Harris-GRANT
SURVEYING, INC.

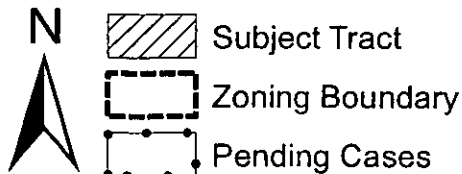
JAMES M. GRANT, RPLS 1919
DATE: SEPTEMBER 24, 2007

CARL D\2007\09-07\42071



ZONING EXHIBIT B

ZONING CASE#: C14-2007-0195
 ADDRESS: 503 W 27TH ST
 SUBJECT AREA: 1.085 ACRES
 GRID: J24
 MANAGER: R. HEIL



1" = 400' OPERATOR S MEEKS

This map has been produced by G I S Services for the sole purpose of geographic reference
 No warranty is made by the City of Austin regarding specific accuracy or completeness